



State of Washington
Affordable Housing Advisory Board
Interagency Council on Homelessness
State Advisory Council on Homelessness

1011 Plum Street SE - PO Box 42525 - Olympia, Washington 98504-2525 - (360) 725-4000

AHAB/ ICH/ SACH MEETING SUMMARY

Thursday, July 21, 2016

9:00 a.m. to 2:00 p.m.

Hilton Hotel, SeaTac, Washington

M.A. Leonard
AHAB Chair

Joel Ing
AHAB Vice Chair

Tedd Kelleher
ICH Chair

Theresa Slusher
ICH Vice Chair

Lael Duncan
SACH Chair

Kirsten Jewell
SACH Vice Chair

AHAB Appointed Members Attending M.A. Leonard, *Chair*, Joel Ing, *Vice Chair*, Claude DeCorsi, Peter Orser, Shannon Affholter, Shaw Seaman, Vijya Patel, Chis Pegg, Michael O'Rourke, Paula Wallace Lonergan, Derrick Belgrade, Obie DJ O'Brien, Chuck Weinstock, Paul Trautman

AHAB Ex-Officio Attending Kim Herman, Diane Klontz

SACH Appointed Members Attending Lael Duncan, *Chair*, Kirsten Jewell, *Vice Chair*, Lona Hammer, Linda Olsen, Melissa Taylor, Debbie Paul, Joe Ingram, Tedd Kelleher

ICH Agency Representatives Attending Melodie Pazolt, Department of Social and Health Services Behavioral Health, Mireya Beltre, Department of Social and Health Services Children's Administration, Theresa Slusher, Department of Social and Health Services Economic Services, Alfie Alvarado-Ramon, Mary Forbes, Donald Lachman, Department of Veteran's Affairs, Robert Story, Jeremy Barclay, Department of Corrections, Jim Baumgart, Governor's Office, Tedd Kelleher, Brian Bonlender, Mark Barkley, Department of Commerce, Jon Brumbach, Health Care Authority, Erin Frasier, State Board of Community and Technical Colleges, Melinda Dyer, Office of Superintendent of Public Instruction, Jim Baumgart, Governor Policy Office

Guests Michele Thomas and Nick Federici, Washington Low Income Housing Alliance, Allison Mendola, Senate Committee Services, Joan McBride, State Representative, Brigid Henderson, Commerce, Chris Lowell, Housing Authority of Thurston County, Pam Pannkuk, Governor Results WA, Robin Koskey, Seattle Office of Housing, Kim Eads, WSDA Food Assistance, Katy Miller, United States Interagency Council on Homelessness, Peter Olan, WA Senate Republican Caucus, Tom Hoban, Coastal Real Estate, Paul Purcell, Beacon Development Group

Commerce Staff Corina Grigoros, Kathy Kinard, Cary Retlin

Opening remarks

Brian Bonlender opened the meeting by thanking representatives from the three different groups for coming together to address the issues of homelessness and affordability across their different boards and councils. He provided an overview of recent Commerce efforts across the agency that is contributing to affordable housing and homeless system policy improvements.

M.A. Leonard encouraged meeting attendees to find common ground and remember that "home" is a place to launch from and is how families can stabilize and succeed in employment, education and their communities.

Kirsten Jewell provided an historical overview of the three different groups, purpose and mission. More information was provided by Commerce in the meeting packets.

Homelessness and affordable housing overview

Tedd Kelleher presented a brief PowerPoint about homelessness and affordable housing outlining the intersection of income, rents and homelessness.

Lael Duncan wrapped up the morning session before members broke into workgroups to review the policy concepts (also provided prior the meeting in an email to the attendees.)

Breakout sessions

Board and council members met in three mixed workgroups to review and discuss the proposed SACH/ICH and AHAB policy concepts developed at prior meetings. The assignment was to identify three concepts to move forward for consideration by AHAB, SACH/ICH as potential joint proposals.

Group 1 Recommendations

1. Provide a sustainable and/or renewable funding stream for both capital investments (HTF) and rent and services (recording fees)

Objective: sustainability

History: HTF and Doc Fee are consistently brought before the legislature

Risks and Challenges: Funding availability for HTF and political will for extending doc fee indefinitely

Scope: Statewide

2. Integrate healthcare and social services with capital investments to ensure long-term sustainability

Objective: to improve and sustain the availability of service funding that will improve outcomes for those in affordable housing

History: 1115 Waiver application SH and SE benefits

Scope: Statewide

Available Resources: Potential 1115 Waiver investments BH/Physical health integration

3. Encourage/incentivize local government investments through state deregulation (GMA), tax reform (property tax 1% cap) or other mechanisms

Objective: increase investment from local jurisdictions

Champions/Allies: Counties and cities

4. Landlord Liaison Statewide

Objective: Incentivize private sector housing (landlords) to participate in affordable housing solutions and to have a place on the SACH Board

Available Resources: roll program into existing LL fund to form more comprehensive partnership/program

Other ideas worth exploring:

- Working on the income side of Tedd's presentation that homelessness results from an Income vs Rent problem.
- Social Impact investing. Create a statewide endowment fund. Work with the State Investment Board to create investment options that fund affordable housing

- Creating a menu of high density housing models and advocating with small and large developers (borrowing from tiny homes, group homes, oxford homes, shared living, mother in law apts, boarding homes, halfway homes)

Group 2 Recommendations

1. **Stabilize revenue streams** for homeless programs and trust fund
2. **Develop a statewide housing vision**, outline agency responsibilities
3. **Eliminate barriers** to access to affordable housing (such as source of income discrimination, criminal histories, income requirements)
4. **Explore land use**/use of tax exempt land for affordable housing development

Group 3 Recommendations

1. **Produce more new units**, remove barriers, review GMA and add incentives
2. **Develop a statewide housing vision**, outline agency responsibilities
3. **Stabilize revenue streams** for homeless programs and trust fund

An initial exercise titled “*Hope for the day!*” resulted in the following comments from members: *We hope to: solve problems, work together, see vibrant solutions, learn and contribute, hear statewide perspectives, meet people and look at supply issues, list of task ‘to dos’, learn something new, develop policy, education, understand scale of investment and impacts, listen and learn, create potential legislation/funding for housing, connect/learning/funding options, strengthen legislative agenda, education stability/youth and kids’ perspective, help from feds, urgency→ common goals, learn to talk to each other, tie Medicaid waiver to housing, identify policy gaps and solutions, move best ideas forward, develop policy and leadership, get educated, talk resources, have ‘Aha!’ moments, take local ideas home, hear different perspectives, create more housing supply, find housing solutions, speak with one voice, and help families attain self-sufficiency.*

Next AHAB Meeting: Tuesday, October 4, 2016, Tacoma, WA

Next SACH/ICH Meeting: Thursday, October 20, 2016, Sea-Tac, WA